

178.0

0010

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,076,100 / 1,076,100

APPRAISED: 1,076,100 / 1,076,100

USE VALUE: 1,076,100 / 1,076,100

ASSESSED: 1,076,100 / 1,076,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	OLDHAM MICHAEL A & JESSICA L
Owner 2:	
Owner 3:	

Street 1: 3 VIRGINIA RD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: DVORAK JOHN K -

Owner 2: -

Street 1: 3 DEWEY ROAD

Twn/City: LEXINGTON

St/Prov: MA Cntry: _____

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains 8,345 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Clapboard Exterior and 2387 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8345		Sq. Ft.	Site		0	70.	0.80	7									469,248						469,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8345.000		606,400		500		469,200		1,076,100							
Total Card							0.192		606,400		500		469,200		1,076,100		Entered Lot Size					
Total Parcel							0.192		606,400		500		469,200		1,076,100		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.						
TAX DISTRICT									Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value			Notes			Date			
2020	101	FV	606,400	500	8,345.	469,200	1,076,100	1,076,100	Year End Roll					12/18/2019			
2019	101	FV	479,400	500	8,345.	469,200	949,100	949,100	Year End Roll					1/3/2019			
2018	101	FV	484,400	0	8,345.	395,500	879,900	879,900	Year End Roll					12/20/2017			
2017	101	FV	484,400	0	8,345.	362,000	846,400	846,400	Year End Roll					1/3/2017			
2016	101	FV	275,300	0	8,345.	308,400	583,700	583,700	Year End					1/4/2016			
2015	101	FV	149,700	0	8,345.	268,100	417,800	417,800	Year End Roll					12/11/2014			
2014	101	FV	149,700	0	8,345.	248,000	397,700	397,700	Year End Roll					12/16/2013			
2013	101	FV	149,700	0	8,345.	236,000	385,700	385,700						12/13/2012			

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/2/2020	570	Add Att	26,000	O					8/18/2018	Inspected	BS	Barbara S					
1/21/2016	81	Alterati	4,000		1/21/2016			gas fireplace inst	7/11/2018	MEAS&NOTICE	CC	Chris C					
4/10/2015	313	Heat App	14,200		4/10/2015			Install 2 furnaces	3/8/2017	SQ Returned	EMK	Ellen K					
12/9/2014	1674	Addition	165,000					Remove and replace	5/18/2015	Measured	PC	PHIL C					
									3/10/2009	Inspected	189	PATRIOT					
									11/12/2008	Measured	345	PATRIOT					
									3/2/2000	Inspected	276	PATRIOT					
									12/23/1999	Mailer Sent							
									12/22/1999	Measured	163	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	OF=SINK IN BMT.											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath: 2	Rating: Very Good	A 3QBth:	Rating:												
			%	1/2 Bath:	Rating:	A HBth:	Rating:												
				OthrFix:	Rating:														
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1													
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O												
Color: TAUPE				Fpl: 1	Rating: Very Good	Other													
View / Desir:				WSFlue:	Rating:	Upper													
GENERAL INFORMATION				Lvl 2															
Grade: B- - Good (-)	CONDO INFORMATION			Lvl 1															
Year Blt: 1949	Eff Yr Blt: 2015	Location:			Lower			Totals	RMS: 9	BRs: 4	Baths: 1	HB							
Alt LUC:	Alt %:	Total Units:																	
Jurisdct: G17	Fact: .	Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN			
Avg Ht/FL: STD	Phys Cond: VG - Very Good	0.4 %	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRs	FL		Interior:	1	9	4	M		
Prim Int Wall: 2 - Plaster							Kitchen:												
Sec Int Wall:		%					Baths:												
Partition: T - Typical							Plumbing:												
Prim Floors: 3 - Hardwood			Total:	0.4 %			Electric:												
Sec Floors:		%					Heating:												
Bsmnt Flr: 12 - Concrete							General:												
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 15 - H.V.A.C																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0010-0001.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc
19	Patio	D	Y	1	8X12	A	AV	2015	6.00	T	5	101			500		500		
More: N				Total Yard Items: 500				Total Special Features:				Total: 500							